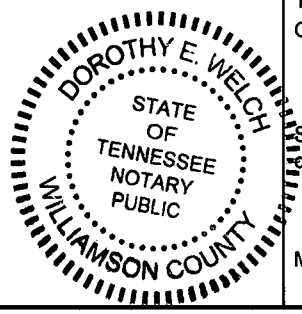
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-29431



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-13-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Heng	NEW OWNER	052 01 0C 037.00
(NAME)	(NAME)	
11175 Hayden		
(ADDRESS)	(ADDRESS)	
Tustin, CA 92782		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160001461 DEEDWARR
Recvd: 01/07/16 10:31 2 pgs
Fees: 13.00 Taxes: 444.00
20160107-0001579

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bun Lonh Kuoch and Doeun Ouk, both unmarried as joint tenants**
, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Paul Heng and Bunthy Kuoch, husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the plan of Revised Boundary & Subdivision Plat, a Planned Unit Development, Neely's Chase, as shown on plat of record in Plat Book 7900, Page 196, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Bun Lonh Kouch and Doeun Ouk, both unmarried as joint tenants by Quit Claim Deed from Gnar Huy, dated 11/21/2008, in Instrument No. 20081203-0117103, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 Property Taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 7900, Page 196, in Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7910, Page 836, Register's Office for Davidson County, Tennessee, Supplement and Amendment of record in Book 8123, Page 994, said Register's Office, together with all amendments thereto.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5148, Page 171, in the Register's Office for Davidson County, Tennessee.
Deed of Dedication of record in Book 8231, Page 375, in the Register's Office for Davidson County, Tennessee.
Charter of Neely's Chase Homeowners' Association, Inc., of record in Book 7910, Page 829, in the Register's Office for Davidson County, Tennessee.
Warranty Deed to Neely's Chase Homeowners' Association, Inc., of record in Book 8123, Page 997, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 826 Neelys Chase Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of January, 2016.

Bun Lonh Kuoch

Doeun Ouk

State of Tennessee
County of Williamson

Personally appeared before me Bun Lonh Kuoch and Doeun Ouk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of January, 2016.

Notary Public
My Commission Expires: 8/22/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. [illegible]
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY